069.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	804,700 / 804,700
					USE VALUE:	804,700 / 804,700
					ASSESSED:	804,700 / 804,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAMEL WEINSTOCK SONIA--ETAL
Owner 2:	HAMEL JEAN-FRANCOIS PIERRE
Owner 3:	
Street 1:	34 FAIRVIEW AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,584 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1940, having primarily Wood Shingle Exterior and 2447 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6584.000	372,400		432,300	804,700
Total Card	0.151	372,400		432,300	804,700
Total Parcel	0.151	372,400		432,300	804,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.85 | /Parcel: 328.8

Legal Description

User Acct 43740

GIS Ref

GIS Ref

Insp Date 10/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 069.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	372,500	0	6,584.	432,300	804,800	804,800	Year End Roll	12/18/2019
2019	101	FV	279,900	0	6,584.	401,400	681,300	681,300	Year End Roll	1/3/2019
2018	101	FV	279,900	0	6,584.	401,400	681,300	681,300	Year End Roll	12/20/2017
2017	101	FV	279,900	0	6,584.	352,000	631,900	631,900	Year End Roll	1/3/2017
2016	101	FV	279,900	0	6,584.	321,100	601,000	601,000	Year End	1/4/2016
2015	101	FV	264,100	0	6,584.	284,100	548,200	548,200	Year End Roll	12/11/2014
2014	101	FV	264,100	0	6,584.	268,600	532,700	532,700	Year End Roll	12/16/2013
2013	101	FV	264,100	0	6,584.	255,700	519,800	519,800		12/13/2012

!5892!

PRINT

Date	Time
12/10/20	20:43:08

LAST REV

Date	Time
10/10/19	14:49:49
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5892

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20780-400		9/1/1990		238,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/1994	463	Manual	8,000					WDK-WINDOWS
11/15/1993	574	Manual	3,000					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	372	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	263	PATRIOT
8/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	43740
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6584		Sq. Ft.	Site		0	70.	0.94	12									432,264						432,300	

Total AC/HA: 0.15115 | Total SF/SM: 6584 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 432,264 | Spl Credit | Total: 432,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07909679
Const Adj.:	0.98500049
Adj $ / SQ:	138.178
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	457479
Depreciation:	85091
Depreciated Total:	372388

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	M
Totals			
1	11	5	

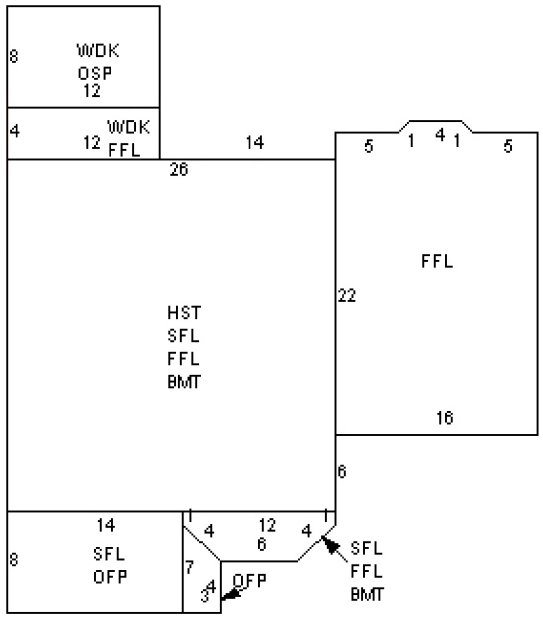
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	138.18
Special Features:	0	Val/Su Net:	103.94
Final Total:	372400	Val/Su SzAd	152.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,204	138.180	166,367
SFL	Second Floor	879	138.180	121,459
BMT	Basement	767	41.450	31,795
HST	Half Story	364	138.180	50,297
WDK	Deck	144	12.750	1,836
OFP	Open Porch	129	28.850	3,722
OSP	Screen Porch	96	36.500	3,504
	Net Sketched Area:	3,583	Total:	378,980
Size Ad	2447	Gross Are	3947	FinArea 2447

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

069.0-0001-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	2	4X10	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	